

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

351 Main Road, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Montmorency

Period - From 01/04/2025

to 31/03/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	523 Main Rd ELTHAM 3095	\$930,000	04/02/2026
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/05/2026 14:40

351 Main Road, Montmorency Vic 3094

Kate Donaldson
03 9459 8111
0417 349 719

katedonaldson@jellisrcraig.com.au



2 1 1 - 2

Property Type: House (Res)
Land Size: 363 sqm approx

Indicative Selling Price
\$880,000 - \$950,000

Median House Price
Year ending March 2026: \$1,155,000

Agent Comments

This stunning character filled home includes two spacious bedrooms with Bay windows, One bathrooms with an antique claw bath and a large open plan living area with an antique cast iron fire place, there are many more wonderful features within this home

This is a unique character filled home with many added extra features including : double glazed windows, security system, solid timber floorboards throughout, antique claw bath and stunning cast iron fireplace. With two spacious bedrooms with built in robes and bay windows plenty of under house storage, a single large garage and an extra car space this home will suit the most astute buyers. Ideal for investment, first home buyers and down sizrs.

Comparable Properties



523 Main Rd ELTHAM 3095 (REI)

Agent Comments

2 1 2

Price: \$930,000
Method: Private Sale
Date: 04/02/2026
Rooms: 3
Property Type: House (Res)
Land Size: 449 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9459 8111



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